

SNAPSHOT of HOME Program Performance--As of 12/31/08
State Participating Jurisdictions



Participating Jurisdiction (PJ): **Tennessee**

PJ's Total HOME Allocation Received: **\$253,656,001**

PJ Since (FY): **1992**

Category	PJ	National Average	National Rank*
<u>Program Progress:</u>			
% of Funds Committed	90.05 %	89.71 %	28
% of Funds Disbursed	86.55 %	83.15 %	18
Leveraging Ratio for Rental Activities	1.21	4.01	47
% of Completed Rental Disbursements to All Rental Commitments**	100 %	93.29 %	1
% of Completed CHDO Disbursements to All CHDO Reservations**	82.23 %	80.29 %	26
<u>Low-Income Benefit:</u>			
% of 0-50% AMI Renters to All Renters	83.87 %	79.96 %	24
% of 0-30% AMI Renters to All Renters**	50.88 %	37.24 %	12
<u>Lease-Up:</u>			
% of Occupied Rental Units to All Completed Rental Units**	99.41 %	98.79 %	34
<u>Overall Ranking:</u>			35 / 51 PJs
<u>HOME Cost Per Unit and Number of Completed Units:</u>			
Rental Unit	\$28,976	\$27,114	1,531 Units 23.1 %
Homebuyer Unit	\$17,004	\$12,953	825 Units 12.5 %
Homeowner-Rehab Unit	\$32,565	\$20,000	4,268 Units 64.4 %
TBRA Unit	\$0	\$2,990	0 Units 0 %

* - The National Rank compares the 51 state HOME PJs within the nation, including Puerto Rico but, excluding Washington DC and Insular Areas. A rank of 1 is the highest; a rank of 51 is the lowest.

** - This category is double-weighted in the National Overall Ranking.

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Tennessee TN

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$59,219	\$98,915	\$34,561
State:*	\$41,243	\$68,207	\$31,921
National:**	\$89,640	\$72,481	\$22,984

CHDO Operating Expenses:
(% of allocation)

PJ:	0.6 %
National Avg:	1.1 %

R.S. Means Cost Index: 0.79

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	73.4	71.4	76.3	0.0
Black/African American:	24.9	23.8	23.3	0.0
Asian:	0.0	0.7	0.0	0.0
American Indian/Alaska Native:	0.3	0.5	0.0	0.0
Native Hawaiian/Pacific Islander:	0.1	0.1	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.2	0.0	0.0
Asian/Pacific Islander:	0.0	0.0	0.1	0.0

ETHNICITY:

Hispanic	1.3	3.3	0.2	0.0
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HOUSEHOLD SIZE:

1 Person:	51.9	33.1	44.0	0.0
2 Persons:	16.2	25.9	26.3	0.0
3 Persons:	17.0	21.8	13.4	0.0
4 Persons:	9.9	11.9	8.8	0.0
5 Persons:	4.1	4.6	4.2	0.0
6 Persons:	0.8	1.8	1.9	0.0
7 Persons:	0.1	0.6	0.9	0.0
8 or more Persons:	0.1	0.2	0.5	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	35.9	35.5	14.2	0.0
Elderly:	23.9	5.6	54.5	0.0
Related/Single Parent:	22.6	28.0	12.5	0.0
Related/Two Parent:	11.3	21.1	12.9	0.0
Other:	6.3	9.8	5.8	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	17.1	0.7 [#]
HOME TBRA:	0.3	
Other:	22.2	
No Assistance:	60.4	

of Section 504 Compliant Units / Completed Units Since 2001 155

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
State Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Tennessee State: TN

Summary: 0 / Of the 5 Indicators are Red Flags

Overall Rank: 35

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 90.05%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 74.23%	82.23	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	83.87	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 98.26%	99.41	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.970	2.1	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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